



E.
JUL 6 2016



MEMORANDUM

Planning Division – PZ Memo No. 16-046

DATE: JULY 6, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *JKH*

FROM: LAUREN SCHUMANN, CITY PLANNER *LS*

SUBJECT: LUP16-0019 SANTAN CROSSING PLAZA/VALERO-CORNER STORE

Request: Liquor Use Permit approval to sell beer and wine for off-premise consumption as permitted under a Series 10 Beer and Wine Store License within a new fuel station convenience store

Location: 1015 S. Cooper Road, southeast corner of Cooper and Pecos roads

Applicant: Andrea D. Lewkowitz; Lewkowitz Law Office, PLC

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval subject to conditions.

BACKGROUND

The subject site is located at the southeast corner of Cooper and Pecos roads. The property is bounded on the east by office condominiums and a single-family residential subdivision to the south. West of Cooper Road is a single-family residential subdivision and north of Pecos Road is an undeveloped neighborhood commercial parcel and a single-family residential subdivision under construction. The property is currently undeveloped and a rezoning with preliminary development plan for site layout is scheduled for July 28, 2016, City Council Meeting.

The request is for a Liquor Use Permit approval to sell beer and wine as permitted under a Series 10 Beer and Wine Store License for off-premise consumption at a new convenience store. The Series 10 Beer and Wine Store license allows for the sale of beer and wine only. The subject site has yet to be constructed, but upon approval anticipates being fully constructed and open within one-year of Council approval. The approximately 5,730 square foot convenience store will sell beer and wine seven days a week, during the hours allowed by state law.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 19, 2016. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns with the request.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of LUP16-0019 SANTAN CROSSING PLAZA/VALERO-CORNER STORE, subject to the following conditions:

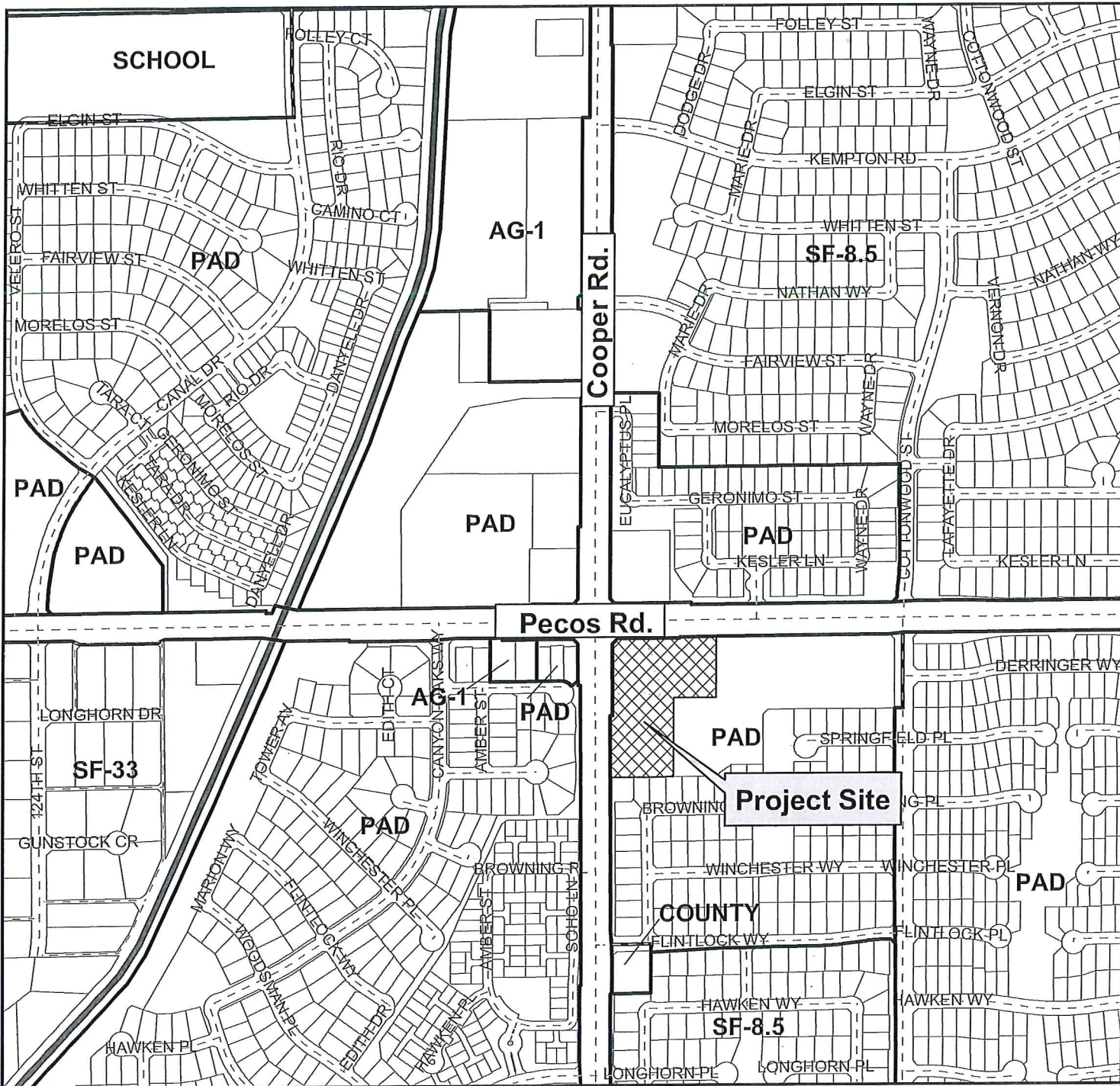
1. The Liquor Use Permit is granted for a Series 10 Beer and Wine Store License only, and any change of license shall require reapplication and new Liquor Use Permit approval.
2. The Liquor Use Permit is non-transferable to other locations.
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion Planning Commission to recommend approval of Liquor Use Permit case LUP16-0019 SANTAN CROSSING PLAZA/VALERO-CORNER STORE, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Narrative

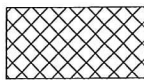


Pecos Rd.

Cooper Rd.

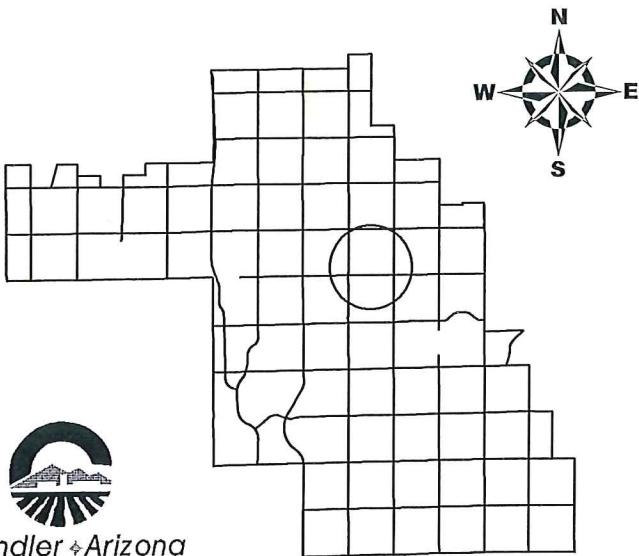
Project Site

Vicinity Map



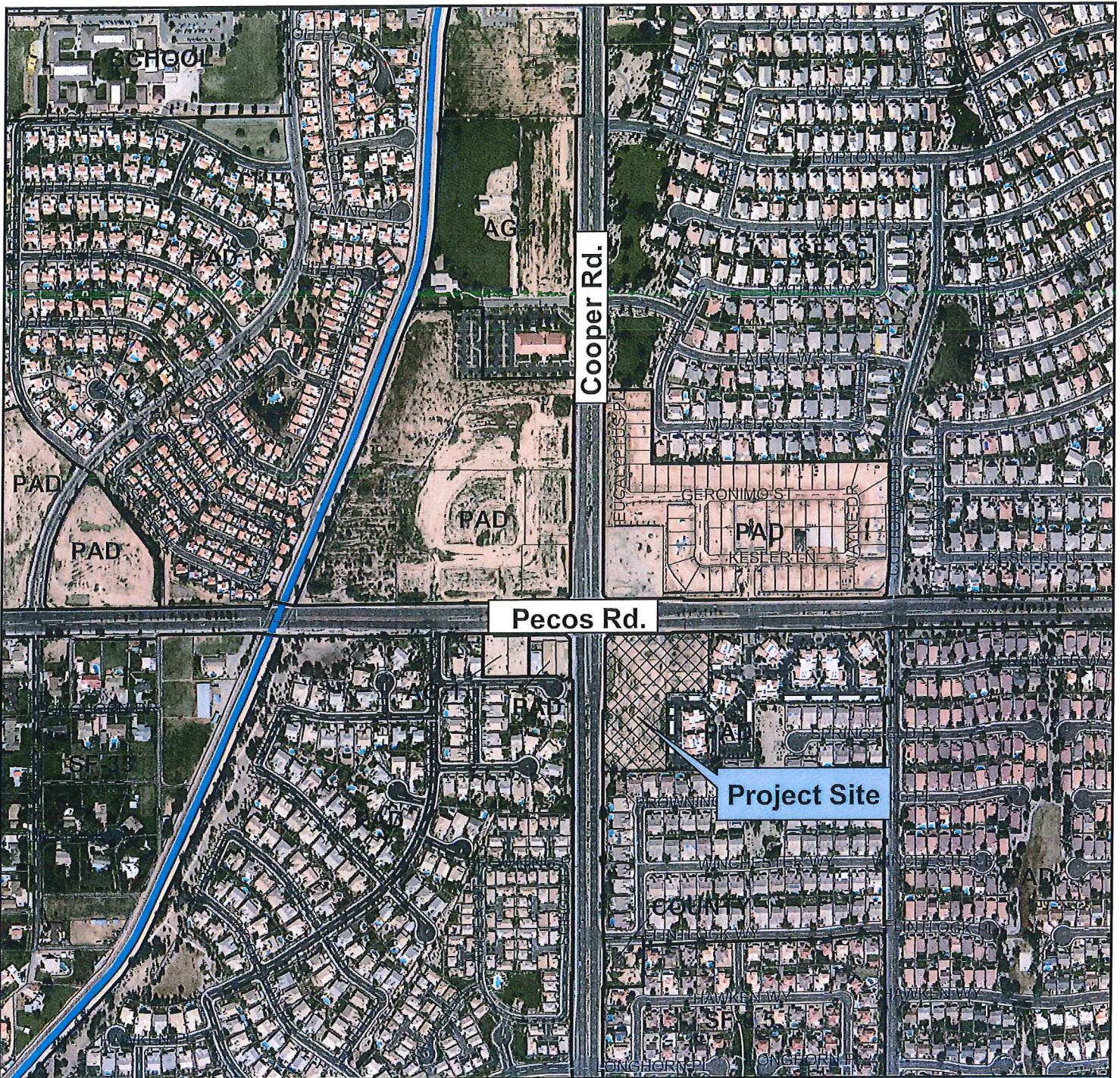
LUP16-0019

**Santan Crossing Plaza/ Valero
Corner Store
Liquor Use Permit**



Chandler ♦ Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/6/2016

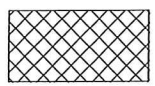
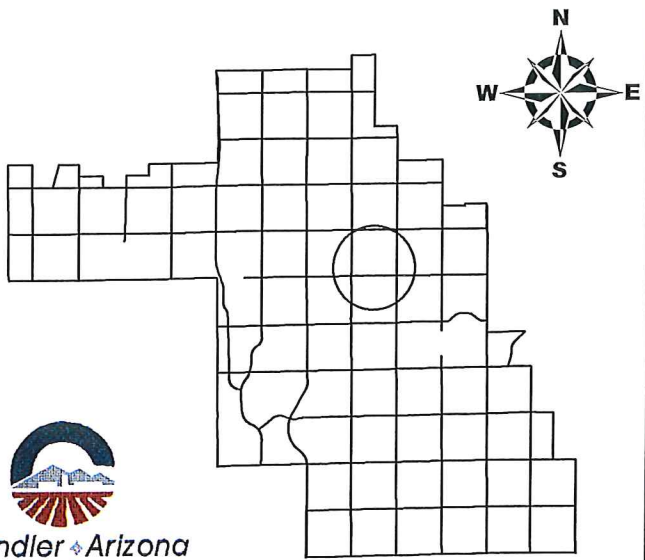


Pecos Rd.

Cooper Rd.

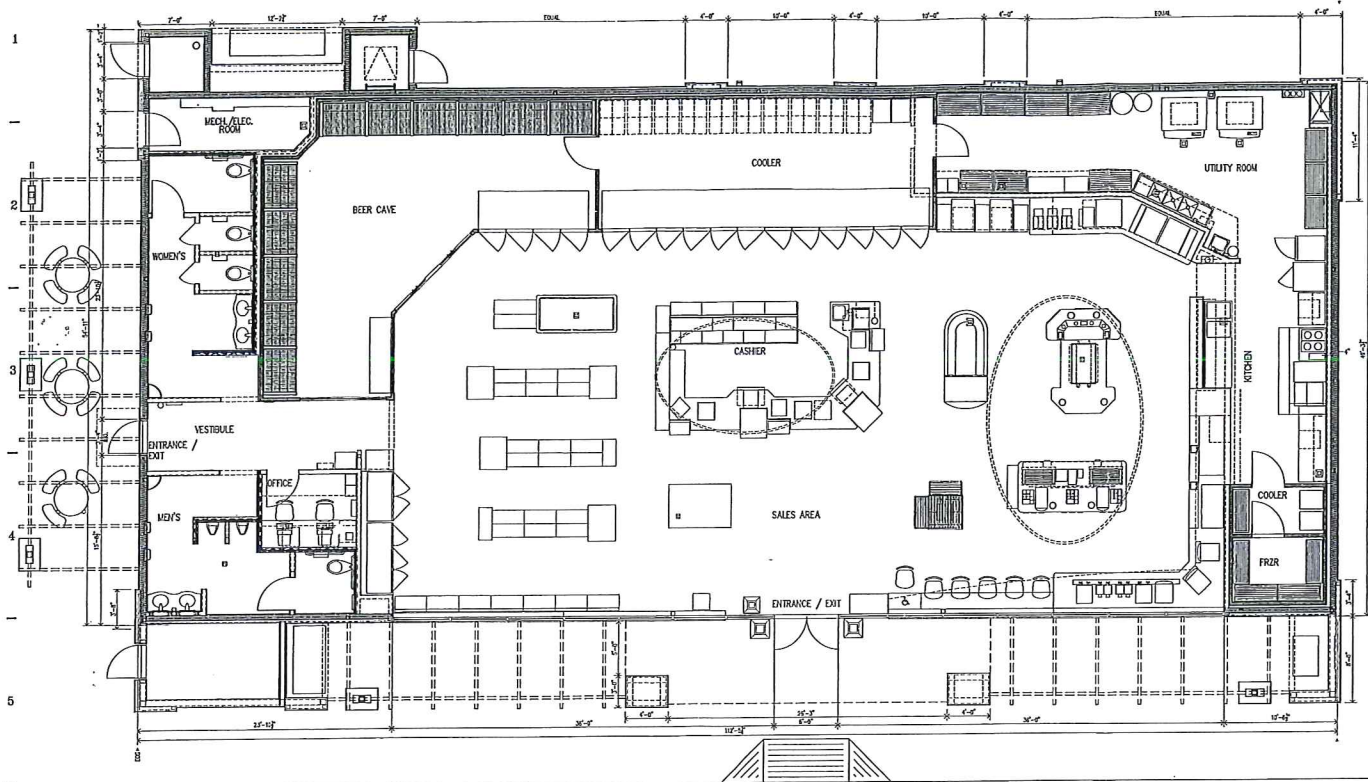
Project Site

Vicinity Map



LUP16-0019

**Santan Crossing Plaza/ Valero
Corner Store
Liquor Use Permit**



FLOOR PLAN



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June 8, 2016

City of Chandler, Planning Division
215 E. Buffalo St.
Chandler, AZ 85226

Re: Liquor Use Permit / Corner Store #1604, 1015 South Cooper Road

CST Arizona LLC ("Applicant") submits the following information in support of its application for a liquor use permit for the "Corner Store" planned for 1015 South Cooper Road on the southeast corner of Cooper and Pecos Roads. Applicant is a subsidiary of CST Brands, Inc., a publicly-traded fuel and convenience store retailer with more than 1,000 locations in the United States, including more than 60 in Arizona *doing business* as "Corner Store," "Diamond Shamrock," and "Valero."

The Cooper/Pecos Road business will include a 5,730 square foot convenience store, seven fuel pumps under a 3600 square foot canopy. The store will offer convenience, grocery and prepared food items, non-alcoholic fountain drinks, and personal and household products. Applicant would also like to sell beer and wine for off-premises consumption as permitted under a Series 10 Beer and Wine Store license. All staff will be trained in responsible alcohol sales, following Applicant's policy to request identification from any customer who appears to be under the age of 30. The business will be open 24 hours a day/7 days per week; beer and wine sales will be available only during legal sale hours.

Sincerely,

A handwritten signature in black ink that reads 'Andrea D. Lewkowitz'. The signature is stylized with a large, sweeping 'A' and a long, horizontal stroke at the end.

Andrea D. Lewkowitz

Encl.: Site Plan + Floor Plan +Landscape Plan